

Town & Country

Estate & Letting Agents



22 Bronwylfa, Llanymynech, SY22 6HD

Offers In The Region Of £259,500

Located in the popular area of Bronwylfa, Llanymynech, this semi-detached house presents an excellent opportunity for families seeking a spacious and well-appointed home. Spanning an impressive 1,109 square feet, the property boasts three generously sized bedrooms, making it ideal for family living or accommodating guests. Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The well-presented interiors create a warm and welcoming atmosphere, ensuring that you feel at home from the moment you step inside. The property is designed to maximise comfort and functionality, catering to the needs of modern family life. One of the standout features of this home is the breathtaking rural views that stretch far into the distance, providing a picturesque backdrop to your daily life. The large gardens surrounding the property offer a perfect space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the tranquillity of the outdoors. Additionally, the ample parking available ensures convenience for you and your guests. With its spacious layout, beautiful surroundings, and thoughtful design, it is a property that truly deserves your attention. Do not miss the chance to make this delightful house your new home.

Directions

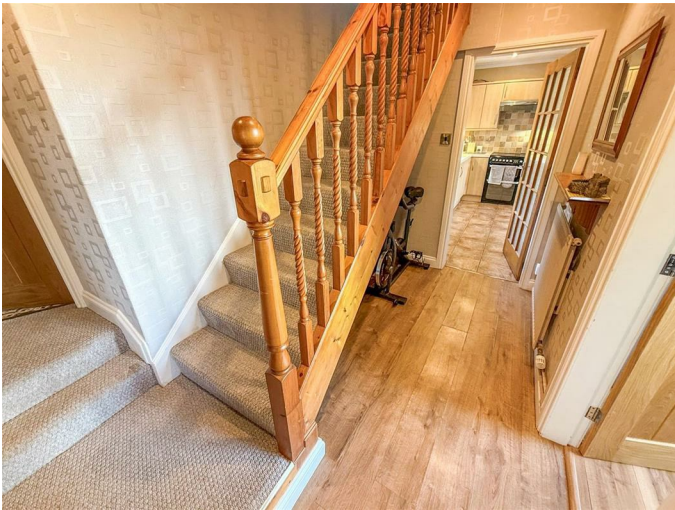
From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road around and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right when reaching the bypass. Continue passing through the village of Pant and turn right onto Red Lane. Follow the road up and turn first left onto Bronwylfa where the property will be seen on the right hand side.

Location



Accommodation Comprises

Hall



The hall has a part glazed door to the side of the property, radiator, wooden floor and stairs to first floor landing. Doors lead to the bathroom, lounge and the kitchen.

Lounge 10'10" x 15'0" (3.32m x 4.59m)



The bright lounge has a window with fantastic views to the front, radiator, wood flooring, coved ceiling and wall mounted electric fire with beam over.

Kitchen 12'2" x 5'11" (3.73m x 1.82m)



The kitchen is fitted with wall and base units with work surfaces over and a part tiled surround, One and a half bowl sink and drainer with mixer tap over, cooker point, tiled flooring, spotlights and coving to the ceiling. A window overlooks the rear garden and the kitchen opens onto the dining area making it an ideal entertaining space.

Dining Room 10'10" x 8'2" (3.32m x 2.51m)



The dining room has a feature log burner effect stove with brick surround, wood flooring and window to the front with fantastic views. There is also a radiator, coving to the ceiling and display shelving.

Additional Photo



Utility Room 7'0" x 7'9" (2.15m x 2.37m)

The utility is fitted with base and wall units, sink and space and plumbing for washing machine and fridge. There is a storage cupboard, window and door to the rear and quarry tiled flooring.

First Floor Landing

The first floor landing has a coved ceiling, spotlighting and a window to the rear. Doors lead to the three bedrooms.

Bedroom One 14'1" x 8'5" (4.30m x 2.58m)



The good sized first double bedroom has a window to the front with far reaching views and a radiator.

Bedroom Two 14'2" x 8'4" (4.33m x 2.55m)



The second double bedroom has a window to the front with fantastic far reaching views, radiator, built in airing cupboard and access to the roof space via a hatch.

Bedroom Three 7'7" x 9'10" (2.32m x 3.00m)



The third good sized bedroom has a window to the rear overlooking the garden, radiator and part panelled walls.

Bathroom 7'4" x 9'6" (2.25m x 2.91m)



The modern family bathroom is fitted with a 'P' shaped panel bath with mixer tap over, glass screen and Triton electric shower, wash hand basin with vanity unit below and mixer tap over, WC and heated towel rail. Vinyl flooring, spotlights to the ceiling and windows to the rear and side.

Front Garden



Additional Photo



Driveway



Rear Garden



Views



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

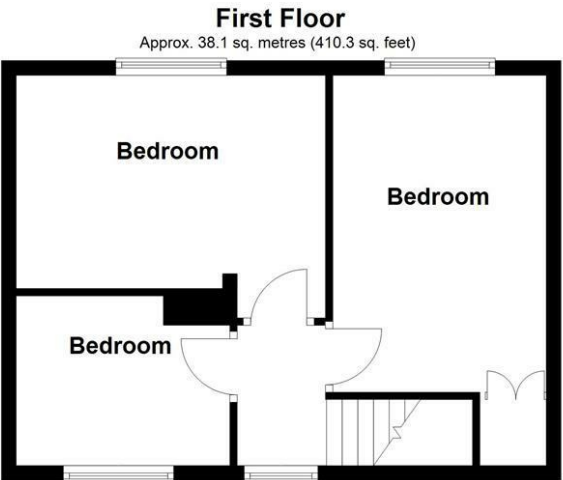
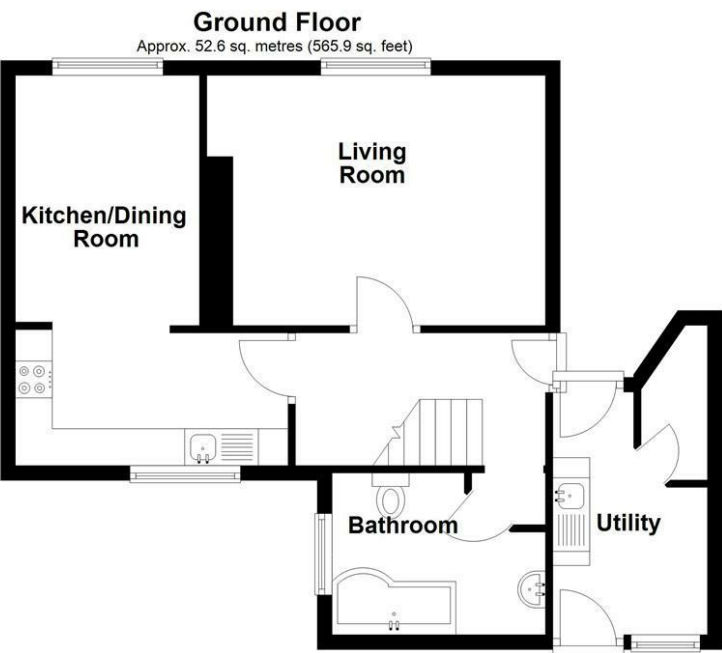
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tenure/Council Tax

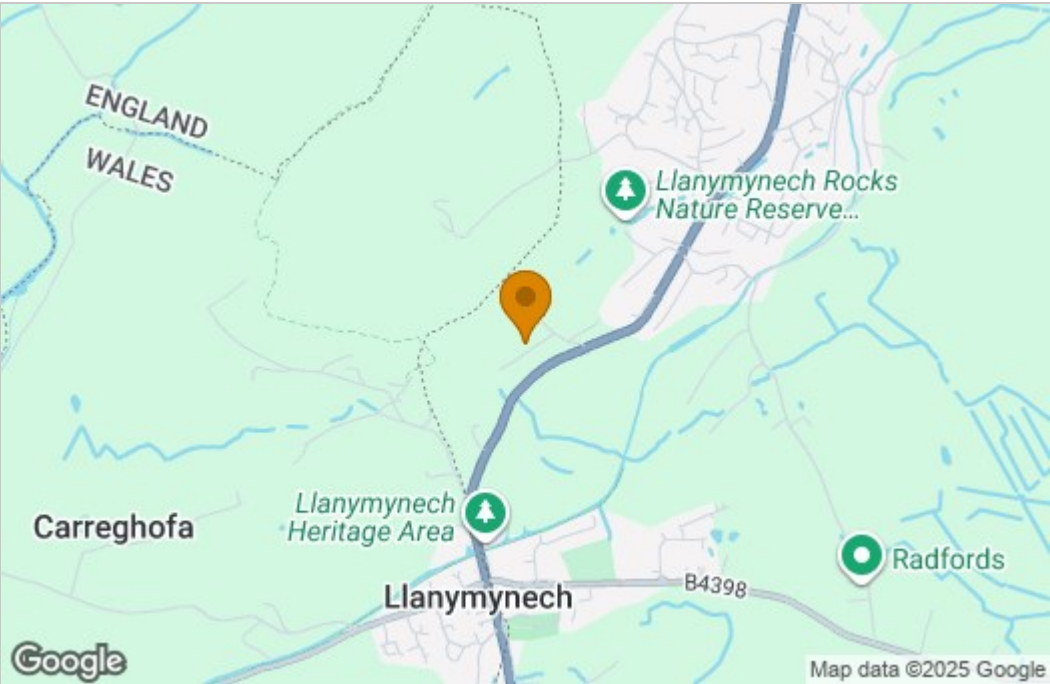
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

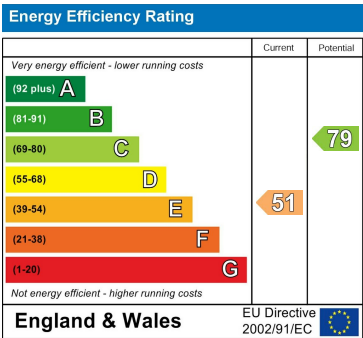
Floor Plan



Area Map



Energy Efficiency Graph



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